



8/26/2025

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PREPARED FOR:

OLYMPIA RYMKO

PROJECT:

67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88

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I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

CONSTRUCTION PLANS FOR

67 & 69 GREEN STREET SITE IMPROVEMENTS

BLUFFTON, SC

R610 039 00A 0254 0000
EXISTING LAND USE: VACANT
PROPOSED LAND USE: COMMERCIAL

67 & 69 GREEN STREET
BLUFFTON, SC 29910
HORIZONTAL DATUM IS BASED OFF
STATE PLANE COORDINATES NAD83.
VERTICAL DATUM IS NAVD88.

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ABBREVIATIONS LIST		
ABBREVIATIONS		DESCRIPTIONS
A		
ABBR	ABBREVIATION	
ABV	ABOVE	
AC	ACRE	
AFF	ABOVE FINISHED FLOOR	
APPROX	APPROXIMATE	
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	
AWG	AMERICAN WIRE GAUGE	
AWS	AMERICAN WELDING SOCIETY	
AWWA	AMERICAN WATER WORKS ASSOCIATION	
B		
BC	BEGIN CURVE	
BIR		
BLDG	BUILDING	
BFS	BEGIN FULL SLOPE	
BG	BLACK GUM	
BNC	BEGIN NORMAL CROWN	
BNS	BEGIN NORMAL SHOULDER	
BOS	BOTTOM OF STEEL	
BOT	BOTTOM	
B.S.L.	BUILDING SETBACK LINE	
C		
C	CONDUIT	
CATV	CABLE TELEVISION JUNCTION BOX	
CED	CEDAR	
CF	CUBIC FEET	
CHY	CHERRY	
CJ	CONSTRUCTION JOINT	
CLR	CLEAR	
CMF	CONSTRUCTION MONUMENT FOUND	
CMP	CORRUGATED METAL PIPE	
CMU	CONCRETE MASONRY UNIT	
CO	CLEANOUT OR CONDUIT ONLY	
COL	COLUMN	
CONC	CONCRETE	
CONN	CONNECTION	
CONST	CONSTRUCTION	
COORD	COORDINATES	
CREPE	CREPE MYRTLE	
CTR	CENTER	
D		
DEG	DEGREE	
DGAB	DENSE GRADE AGGREGATE BASE	
DIA	DIAMETER	
DIM	DIMENSION	
DIP	DUCTILE IRON PIPE	
DOG	DOGWOOD	
DSTB	DISTURBED	
DWG	DRAWING	
E		
EA	EACH	
EB	ELECTRICAL BOX	
EC	EMPTY CONDUIT	
EC	END CURVE	
EF	EACH FACE	
EF5	END FULL SLOPE	
EJ	EXPANSION JOINT	
EL OR ELEV	ELEVATION	
ELEC	ELECTRICAL	
ENC	END NORMAL CROWN	
ENS	END NORMAL SHOULDER	
EO	ELECTRICAL OUTLET	
EOP	EDGE OF PAVEMENT	
EQ	EQUAL	
EQUIP	EQUIPMENT	
ES	EACH SIDE	
EW	EACH WAY OR EXISTING WATER	
EXIST	EXISTING	
EXP	EXPANSION	
F		
FFE	FINISH FLOOR ELEVATION	
FH	FIRE HYDRANT	
FOM	FIBER OPTIC MARKER	
FT	FOOT OR FEET	
FR	FRAME	
G		
GA	GAUGE	
GABC	GRADED AGGREGATE BASE COURSE	
GALV	GALVANIZED	
GI	GRATE INLET	
GUM	SWEET GUM	
GW	GUY WIRE	
I		
IE	INVERT ELEVATION	
INV	INVERT	
I.O.	IRON PIPE, OLD (FOUND)	
J		
JB	JUNCTION BOX	
JT	JOINT	
K		
KSI	KIPS PER SQUARE INCH	
kV	KILOVOLTS	
kVA	KILOVOLT-AMPERES	
kW	KILOWATTS	
kWHM	KILOWATT HOUR METER	
L		
LA	LAUREL OAK	
LB	POUND	
LF	LINEAR FEET	

ABBREVIATIONS LIST		
ABBREVIATIONS	DESCRIPTIONS	
LO	LIVE OAK	
M		
MB	MAILBOX	
MAG	MAGNOLIA	
MAP	MAPLE	
MAX	MAXIMUM	
MECH	MECHANICAL	
MH	MANHOLE	
MHW	MEAN HIGH WATER	
MHHW	MEAN HIGHER HIGH WATER	
MIN	MINIMUM	
MIM	MIMOSA	
MLW	MEAN LOW WATER	
MLLW	MEAN LOWER LOW WATER	
MSL	MEAN SEA LEVEL	
N		
N/F	NOW OR FORMERLY	
NAD	NORTH AMERICAN DATUM	
NAVD	NORTH AMERICAN VERTICAL DATUM	
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION	
NIC	NOT IN CONTRACT	
NO	NUMBER	
NTS	NOT TO SCALE	
O		
OC	ON CENTER	
OD	OUTER DIAMETER	
OE	OVERHEAD ELECTRICAL	
P		
PA		
PL	PLATE	
PN	PINE	
PNL	PANEL	
PP	POWER POLE	
P/S	PRESTRESSED	
PSF	POUNDS PER SQUARE FOOT	
PSI	POUNDS PER SQUARE INCH	
PVC	POLYVINYL CHLORIDE	
PVMT	PAVEMENT	
PWR	POWER	
R		
R	RADIUS	
RAD	RADIUS	
RCP	REINFORCED CONCRETE PIPE	
REINF	REINFORCING	
REQD	REQUIRED	
R/W	RIGHT-OF-WAY	
S		
SAN	SANITARY	
SCH	SCHEDULE	
SD	STORM DRAIN	
SF	SQUARE FEET	
SPECS	SPECIFICATIONS	
SQ	SQUARE	
SS	STAINLESS STEEL OR SANITARY SEWER	
SSMH	SANITARY SEWER MANHOLE	
STA	STATION	
STD	STANDARD	
STL	STEEL	
STRUC	STRUCTURE OR STRUCTURAL	
SGD	SUBGRADE DRAIN	
T		
T&B	TOP & BOTTOM	
TC	TOP OF CURB	
TEL	TELEPHONE JUNCTION BOX	
TEMP	TEMPORARY	
TOS	TOP OF STEEL	
TRNSFMR	TRANSFORMER	
TYP	TYPICAL	
T/P	TOP OF PAVEMENT	
U		
UE	UNDERGROUND ELECTRICAL	
UL	UNDERWRITERS LABORATORY	
UON	UNLESS OTHERWISE NOTED	
V		
V	VOLT	
VERT	VERTICAL	
W		
W/	WITH	
WAX	WAX MYRTLE	
WM	WATER METER	
WO	WATER OAK	
WP	WORKING POINT	
WV	WATER VALVE	
WWF	WELDED WIRE FABRIC	

SYMBOLS LIST	
SYMBOLS	DESCRIPTION
&	AND
@	AT
*	ASTERISK
L	ANGLE
°	DEGREES
'	MINUTES OR FEET
#	NUMBER OR POUNDS
%	PERCENT
"	SECONDS OR INCH

	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING SIGN
	POWER POLE
	EXISTING ELECTRICAL BOX/TRANSFORMER/VAULT
	EXISTING SPOT ELEVATION
	EXISTING CONTOURS
	EXISTING DROP INLET
	EXISTING FIRE HYDRANT
	EXISTING WATER VAULT
	EXISTING WATER/GAS/SEWER VALVE
	EXISTING CONTROL POINT/BENCHMARK
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING OVERHEAD ELECTRICAL
	EXISTING WATER LINE
	EXISTING STORM DRAINAGE PIPE
	EXISTING UNDERGROUND COMMUNICATIONS
	EXISTING DUCT BANK
	EXISTING FORCE MAIN
	EXISTING SANITARY SEWER
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING PAVEMENT - ASPHALT
	EXISTING PAVEMENT - CONCRETE
	LIMITS OF CONSTRUCTION
	GRADING CUT
	GRADING FILL
	EXISTING - FIBER OPTIC
	EXISTING - GAS
	EXISTING - WATER

	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED SIGN
	PROPOSED POLE
	PROPOSED ELECTRICAL BOX/TRANSFORMER/VAULT
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOURS
	PROPOSED DROP INLET
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VAULT
	PROPOSED WATER/GAS/SEWER VALVE
	TEST PIT
	HAND AUGER
	CPT SOUNDINGS
	PROPOSED UNDERGROUND ELECTRICAL
	PROPOSED OVERHEAD ELECTRICAL
	PROPOSED WATER LINE
	PROPOSED STORM DRAINAGE PIPE
	PROPOSED UNDERGROUND COMMUNICATIONS
	PROPOSED DUCT BANK
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER
	PROPOSED FENCE
	PROPOSED TREE LINE
	PROPOSED PAVEMENT - ASPHALT
	PROPOSED PAVEMENT - CONCRETE
	PROPOSED PAVEMENT - GRAVEL

GENERAL NOTES:

- ALL SILT BARRIERS AND OTHER EROSION CONTROL MEASURES MUST BE PLACED PRIOR TO LAND DISTURBING ACTIVITIES.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE OWNER AND ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE OWNER AND ENGINEER AT THE TIME NOTICE TO PROCEED IS GIVEN.
- THE OWNER AND ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE, DURING REGULAR HOURS (8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS), BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION FOR THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT), TOWN OF BLUFFTON SPECIFICATIONS, AND THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR WILL BE REQUIRED TO HAVE ON SITE A COPY OF SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, LATEST EDITION.
- ANY DISCREPANCIES, ERRORS, OR OMISSIONS DISCOVERED ON THE PLANS OR IN THE SPECIFICATIONS SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEERS ATTENTION, NOTED ON THE CONTRACTOR'S PROPOSAL, AND DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO CORRECT THE SAME AND CONSTRUCT THE PROJECT AS DESIGNED.
- THE EXISTENCE, ABSENCE, LOCATION AND ELEVATION OF UNDERGROUND UTILITIES ON THE PLANS ARE NOT BASED ON FIELD MARKS, ARE NOT GUARANTEED, AND SHALL BE INVESTIGATED, UNEARTHED IF NECESSARY, AND VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT SOUTH CAROLINA 811, "CALL BEFORE YOU DIG" SERVICE IN ORDER TO LOCATE UTILITIES PRIOR TO STARTING ANY EXCAVATION OR CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, ABOVE GROUND OR BELOW GROUND.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH APPROPRIATE UTILITIES PRIOR TO AND/OR DURING CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY BEFORE DIGGING NEAR WATER AND SANITARY SEWER LINES.
- NO EXTRA PAYMENT WILL BE MADE FOR REPAIRS TO DAMAGE OF EXISTING UTILITIES.
- THE CONTRACTOR WILL NOT BE PAID FOR DELAYS OR EXTRA EXPENSE CAUSED BY UTILITY FACILITIES, OBSTRUCTIONS, OR ANY OTHER ITEMS NOT REMOVED OR RELOCATED TO CLEAR CONSTRUCTION IN ADVANCE OF THEIR WORK.
- ALL STRUCTURES, TREES AND SHRUBS WHICH ARE WITHIN THE LIMITS OF THE PROPERTY BOUNDARY, BUT OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
- UNSUITABLE AND SURPLUS EXCAVATION MATERIAL NOT REQUIRED FOR FILL SHALL BE DISPOSED OF OFFSITE.
- CONTRACTOR IS TO CLEAN ALL STORM WATER INLETS AND PIPE AT THE COMPLETION OF CONSTRUCTION TO REMOVE ANY SILT AND DEBRIS. THE CLEANING OF DROP INLETS, CULVERTS, AND PIPES (EXISTING AND PROPOSED) SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, NO ADDITIONAL PAYMENT WILL BE MADE THEREFOR.
- ANY DAMAGE TO THE SIDE STREETS OR SIDEWALK DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN AN EXPEDIENT MANNER AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR MAY SUBMIT BID ALTERNATIVES ON SITE WORK ELEMENTS FOR REVIEW AND APPROVAL BY ENGINEER AND ANY APPLICABLE OUTSIDE REGULATORY AGENCIES OR UTILITY COMPANIES.

SCDHEC STANDARD NOTES:

- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION, FILL COVER & TEMPORARY SEEDING AT THE END OF THE DAY ARE COMPLETED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE WORK HAS CEASED, EXCEPT AS NOTED:
 - WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, & EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO THE PAVED ROADWAY FROM THE CONSTRUCTION AREA & THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS OR OBTAIN APPROVAL FOR AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 & SCDD0000.
- LITTER, CONSTRUCTION DEBRIS, OILS, FUELS & BUILDING PRODUCTS WITH THE SIGNIFICANT POTENTIAL IMPACT (SUCH AS STOCK-PILES OF FRESHLY TREATED LUMBER) & CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- ALL SEDIMENT & EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
- INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND DISTURBING ACTIVITIES HAVE CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT & VEHICLE WASHING, WHEEL WASH WATER, & OTHER WASH WATER. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM Dewatering of TRENCHES & EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMP'S (SEDIMENT BASIN, FILTER BAG, ETC.):
 - WASTEWATER FROM WASHOUT & CLEANOUT OF STUCCO, PAINT, FROM RELEASE OILS, CURING COMPOUNDS & OTHER CONSTRUCTION MATERIALS
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE & EQUIPMENT OPERATION & MAINTENANCE
 - SOAPS OR SOLVENTS USED IN VEHICLE & EQUIPMENT WASHING
- AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK & MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
- IF EXISTING BMP'S NEED TO BE MODIFIED OR IF ADDITIONAL BMP'S ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE NEXT STORM IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP & ALTERNATIVE BMP'S MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
- IF CABLE, ELECTRIC, AND NATURAL GAS UTILITIES ARE INSTALLED, THE INSTALLATION OF THESE IS TO BE WITHIN THE PERMITTED LIMITS OF DISTURBANCE AND INSTALLATION OUTSIDE OF THESE AREAS WILL REQUIRE A MODIFICATION TO THE PERMIT.
- INLET PROTECTION SHALL BE PROVIDED AT ALL EXISTING INLETS THAT RECEIVE FLOWS FROM THE DISTURBED AREAS.
- CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ACCESSES A PAVED ROADWAY.



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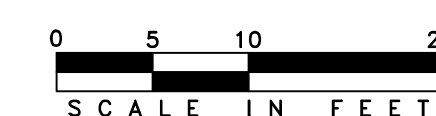
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OLYMPIA RYMKO

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67 & 69 GREEN STREET SITE IMPROVEMENTS

HORIZ. DATUM:
STATE PLANE, NAD83
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PLAN

HORIZONTAL SCALE 1" = 10'

[illegible]

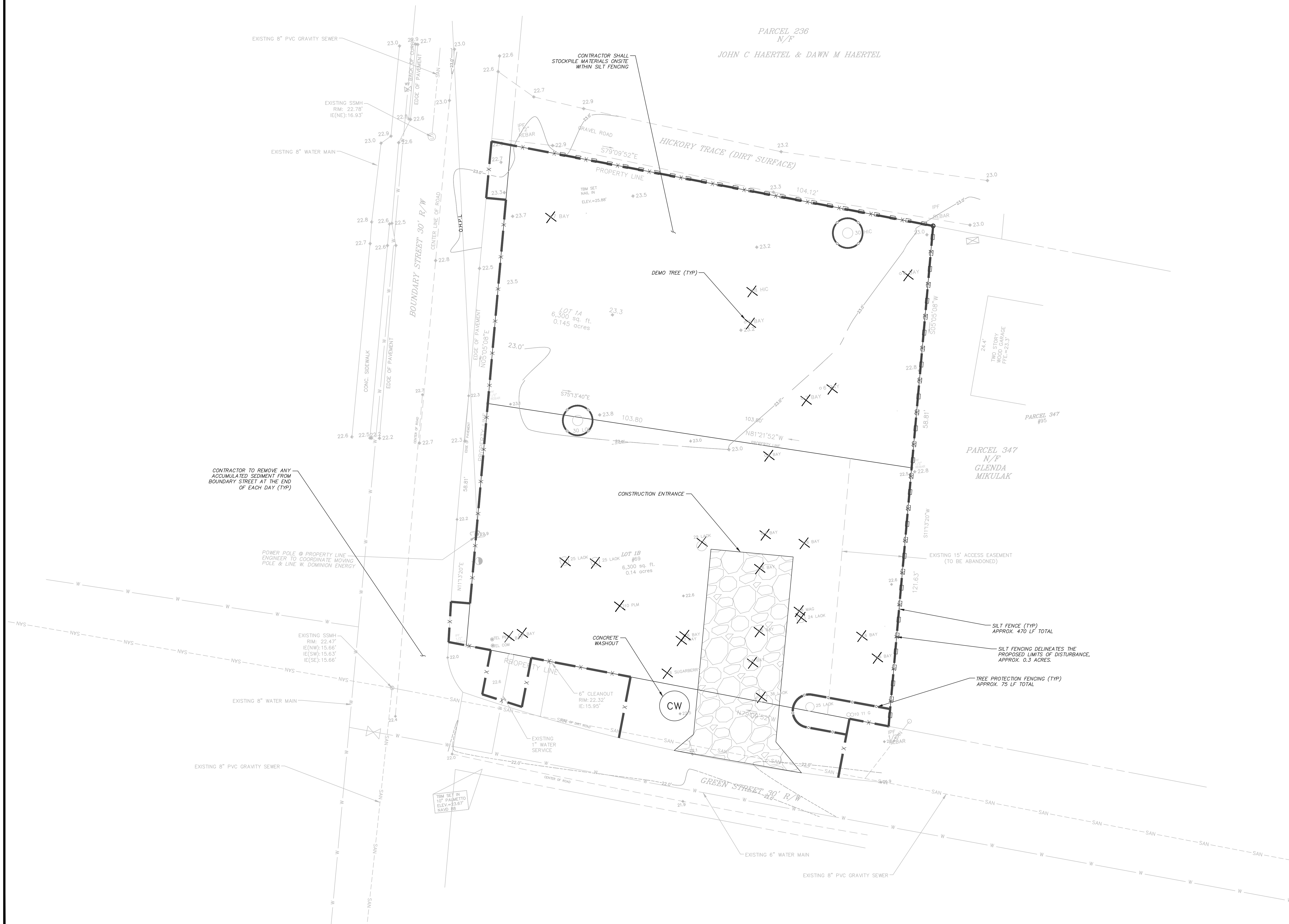
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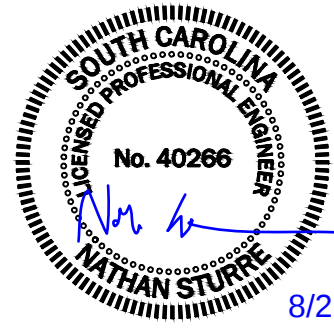
SHEET NAME

DEMOLITION & SWPP PLAN

SHEET NO. _____

C-3





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PLAN

HORIZONTAL SCALE 1" = 10'



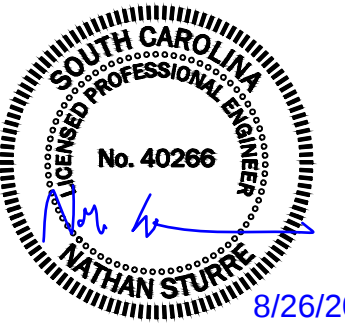
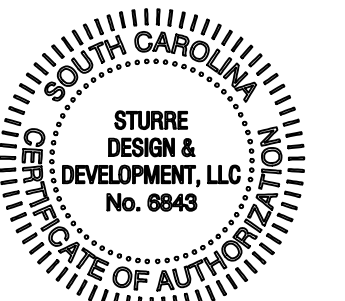
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	DATE	8/26/2021

SHEET NAME

STORMWATER
COMPLIANCE PLAN

SHEET NO. C-6



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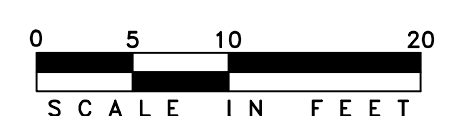
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PLAN

HORIZONTAL SCALE 1" = 10'



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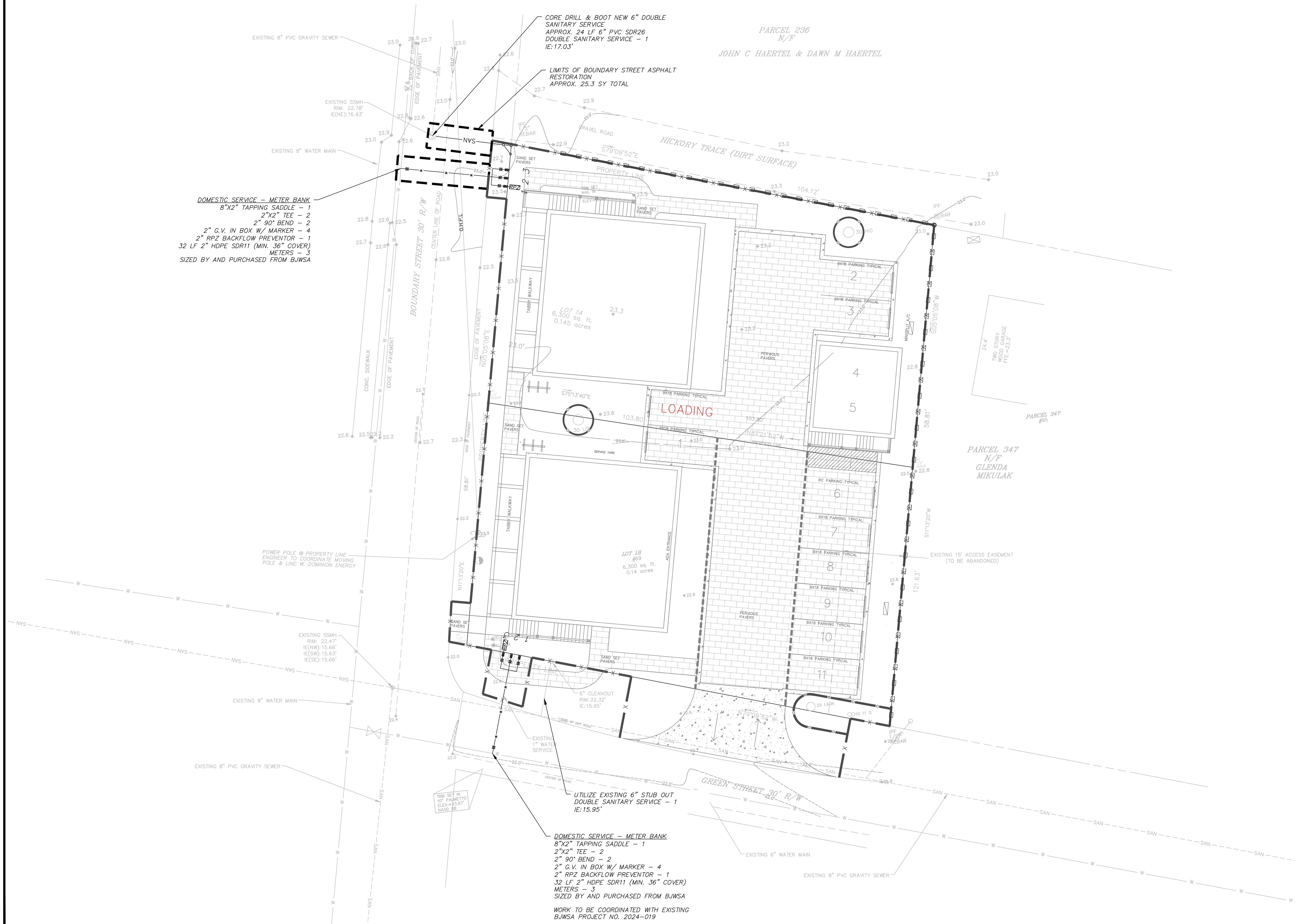
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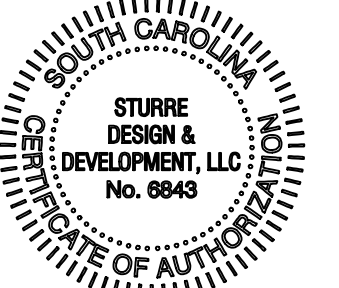
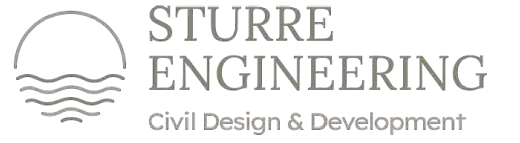
SHEET NAME

UTILITY PLAN

SHEET NO.

C-7





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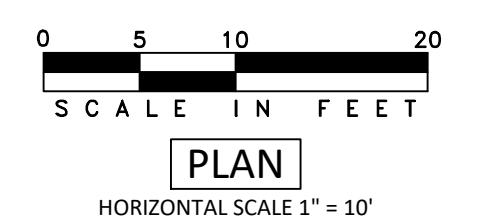
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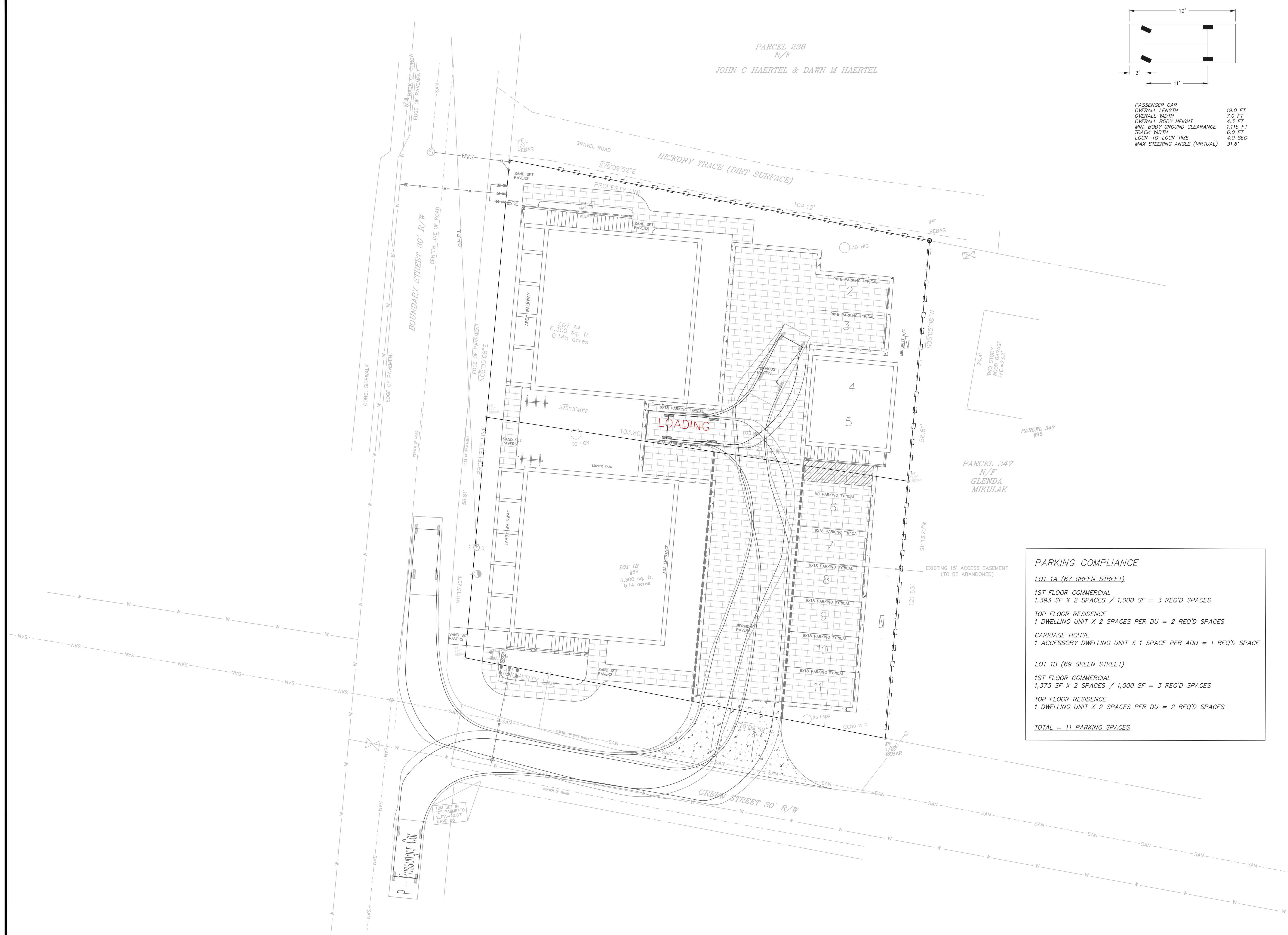
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REV #	DATE	DESCRIPTION
	DATE	8/26/202

SHEET NAME

C-8



PASSENGER CAR	
OVERALL LENGTH	19.0 FT
OVERALL WIDTH	7.0 FT
OVERALL BODY HEIGHT	4.3 FT
MIN. BODY GROUND CLEARANCE	1.115 FT
TRACK WIDTH	6.0 FT
LOCK-TO-LOCK TIME	4.0 SEC
MAX STEERING ANGLE (VIRTUAL)	31.6°

PARKING COMPLIANCE

LOT 1A (67 GREEN STREET)

1ST FLOOR COMMERCIAL
1,393 SF X 2 SPACES / 1,000 SF = 3 REQ'D SPACES

TOP FLOOR RESIDENCE
1 DWELLING UNIT X 2 SPACES PER DU = 2 REQ'D SPACES

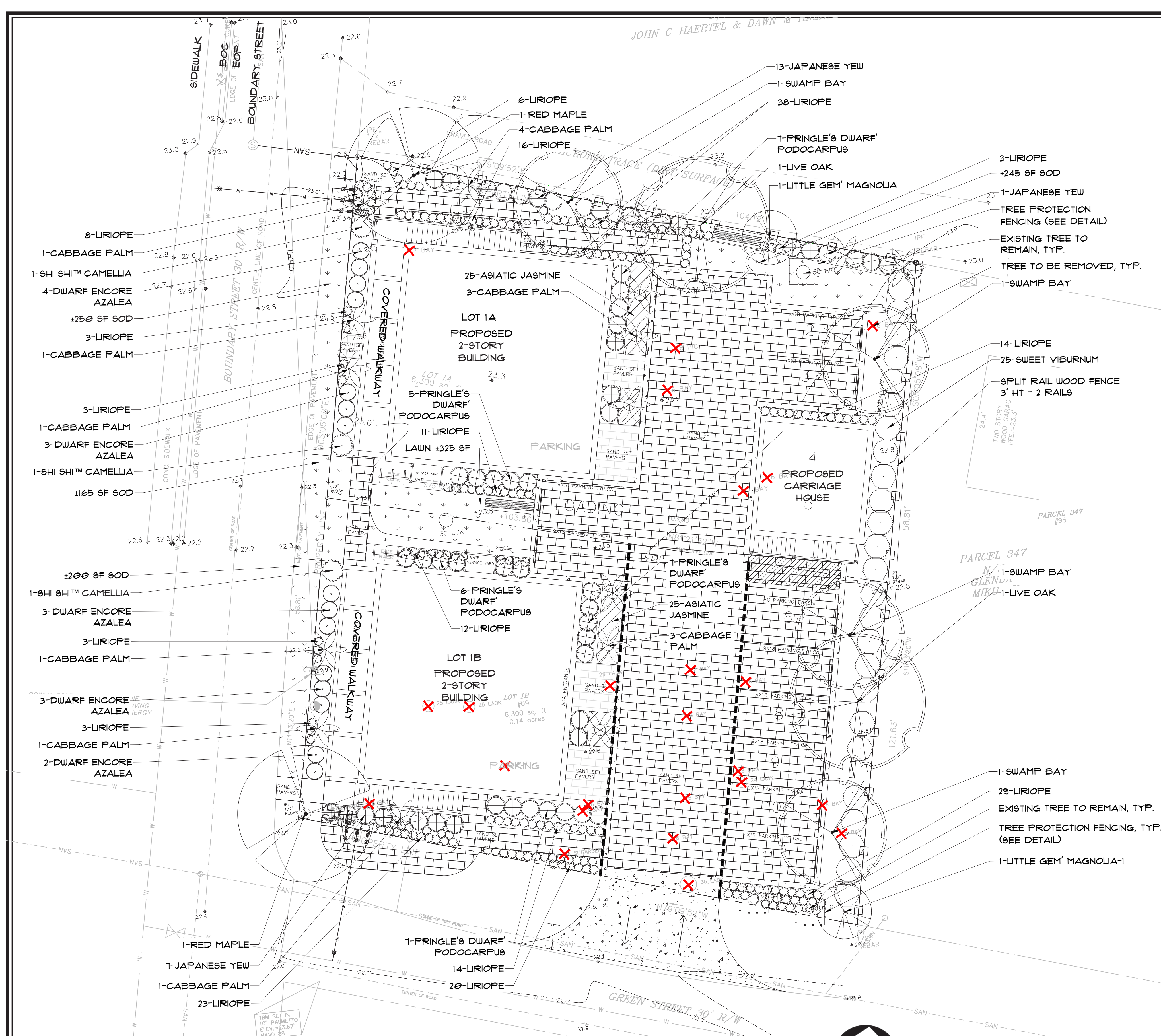
CARRIAGE HOUSE
1 ACCESSORY DWELLING UNIT X 1 SPACE PER ADU = 1 REQ'D SPACE

LOT 1B (69 GREEN STREET)

1ST FLOOR COMMERCIAL
1,373 SF X 2 SPACES / 1,000 SF = 3 REQ'D SPACES

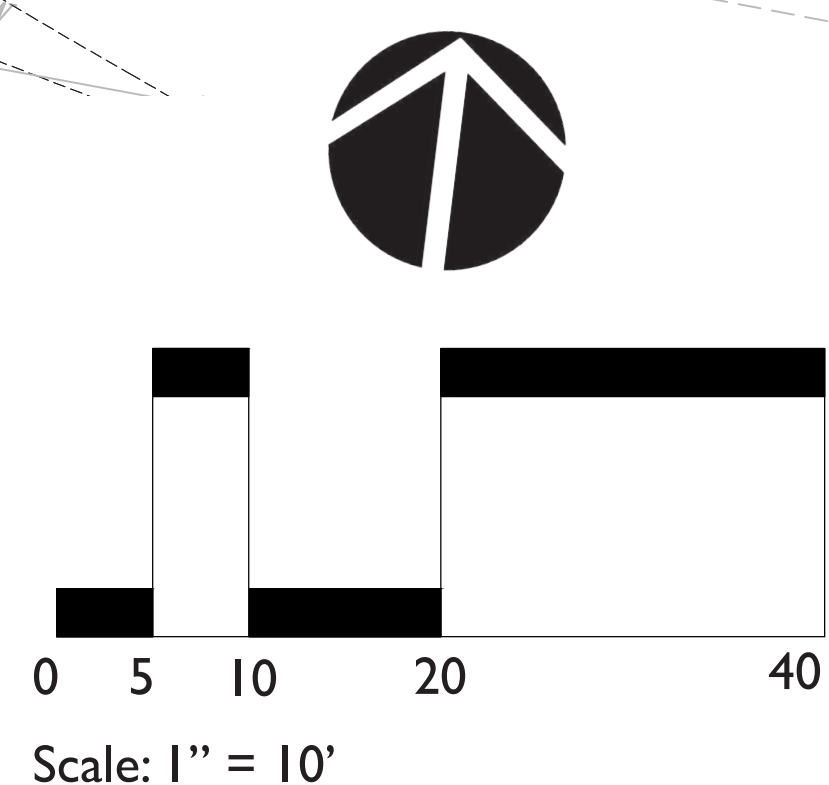
TOP FLOOR RESIDENCE
1 DWELLING UNIT X 2 SPACES PER DU = 2 REQ'D SPACES

TOTAL = 11 PARKING SPACES



PLANT SCHEDULE

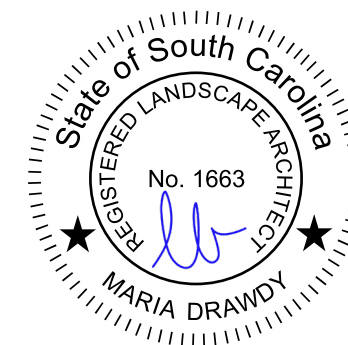
Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Notes
13	Cabbage Palm - Refoliated	Sabal Palmetto		8'-10'			
1	Little Gem' Magnolia-1	Magnolia grandiflora 'Little Gem'	15 gal.			4" Cal.	Mitigation for Existing 8" Cal. Magnolia to be removed
1	Little Gem' Magnolia	Magnolia grandiflora 'Little Gem'	2.5" Cal.	Min. 12"			
2	Live Oak	Quercus virginiana	2.5" Cal.	Min. 12"			Mitigation for Existing Tree
2	Red Maple	Acer rubrum	2.5" Cal.	Min. 12"			
3	Swamp Bay	Persea palustris	2.5" Cal.	Min. 12"			
Shrub							
15	Dwarf Encore Azalea	Rhododendron Encore	3 gal.	2'	1.5'		White Flowering
27	Japanese yew	Podocarpus macrophyllus	3 gal.	2'-3'	1.5'		
2	Shi Shi™ Camellia	Camellia sasanqua Shi Shi	7 gal.	18"-24"	18"-24"		Red Flowering
30	Pringle's Dwarf Podocarpus	Podocarpus macrophyllus 'Pringle's Dwarf'	3 gal.	12"-15"	12"-15"		
25	Sweet Viburnum	Viburnum odoratissimum	15 gal.	4.5'	4.5'		
Vines/Groundcover							
50	Asiatic Jasmine	Trachelospermum asiaticum	1 gal.	6"			24" O.C.
183	Liriope	Liriope muscari 'Super Blue'	1 gal.	10"	7"		24" O.C.
1,020 SF +/-	St. Augustine Sod	St. Augustine Sod					
2,565 SF +/-	Pinestraw Mulch	Pinestraw Mulch in Disturbed Areas					



FINAL LANDSCAPE
DEVELOPMENT PLANS
For
Eric & Olympia Friedlander

67 Green Street Lot 1A & Lot 1B
Bluffton, SC

Revised Aug. 26, 2025
Revised July 29, 2025
Revised: April 1, 2025
Revised: March 24, 2025
Revised: August 12, 2024
Original: March 16, 2023



Prepared By:
Maria Drawdy, PLA

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Survey Provided by:
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(843) 757-2650

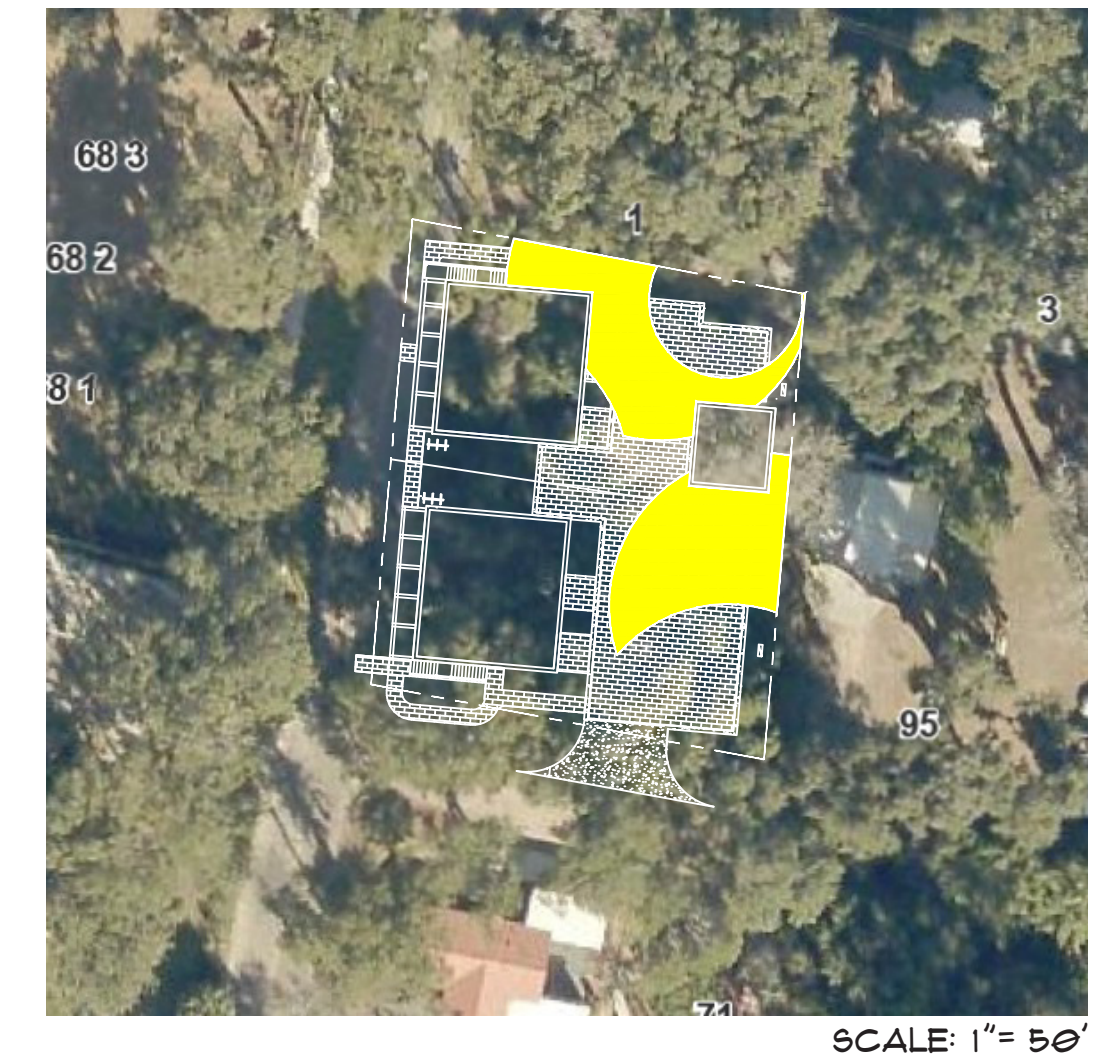
AERIAL IMAGE OF SITE: 12,600 SF



SITE ANALYSIS:
EXISTING TREE CANOPIES: +/- 4,161 SF

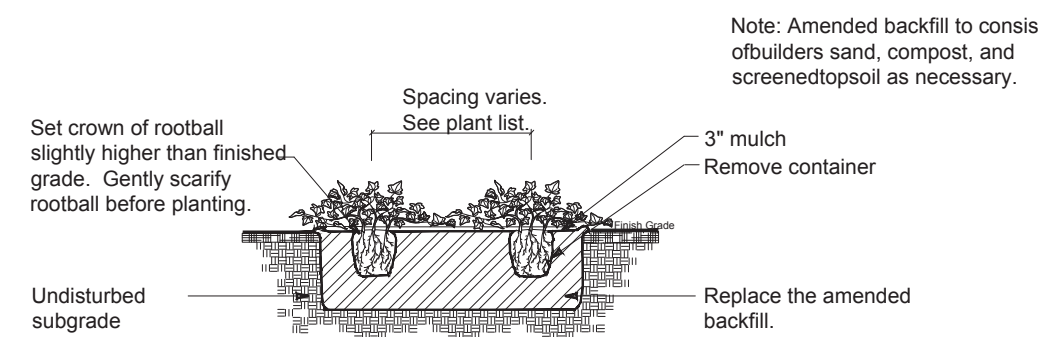


SITE ANALYSIS:
PROPOSED TREE CANOPIES: +/- 2,794 SF

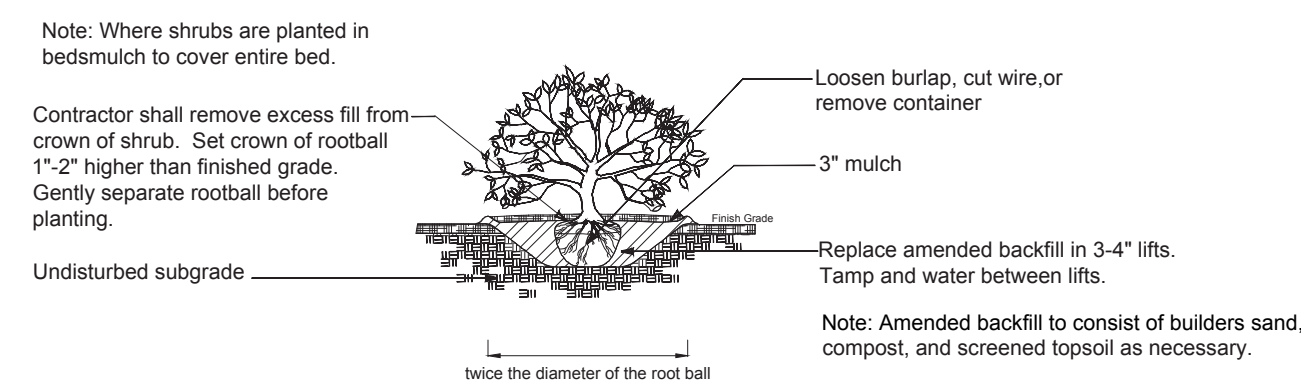


TREE CANOPY SUMMARY

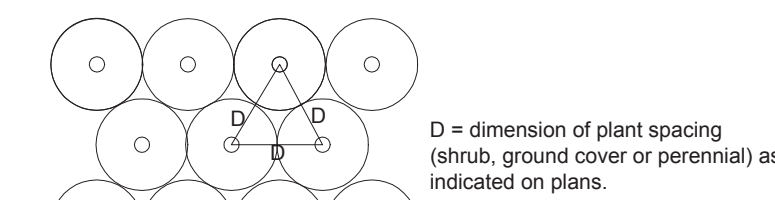
TOTAL LOT ACREAGE: 12,600 SF
TOTAL ROOF SF: 3,768 +/- SF
12,600 - 3,768 = 8,832 SF
8832 SF X 75% = 6,624 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 6,624 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 4,167
TOTAL PROPOSED TREE CANOPY: +/- 2,794 SF
TOTAL EXISTING & ADJ. TREE & PROPOSED TREE CANOPY: +/- 6,961 SF



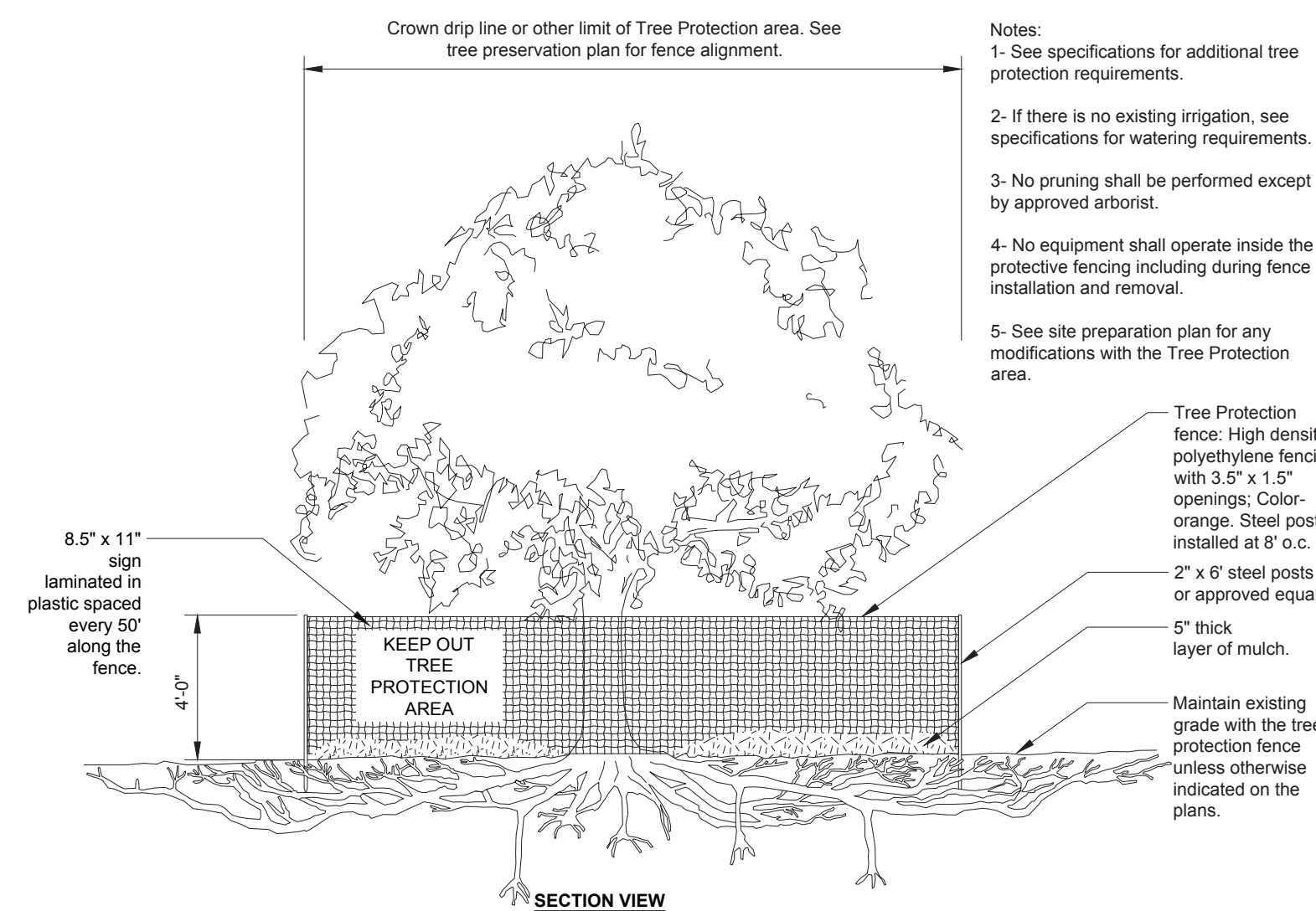
⑧ Groundcover Planting
Not to Scale



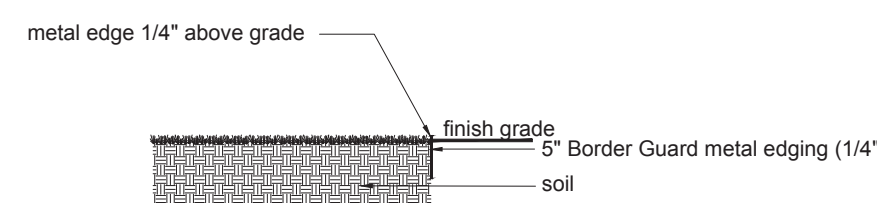
⑨ Shrub Planting
Not to Scale



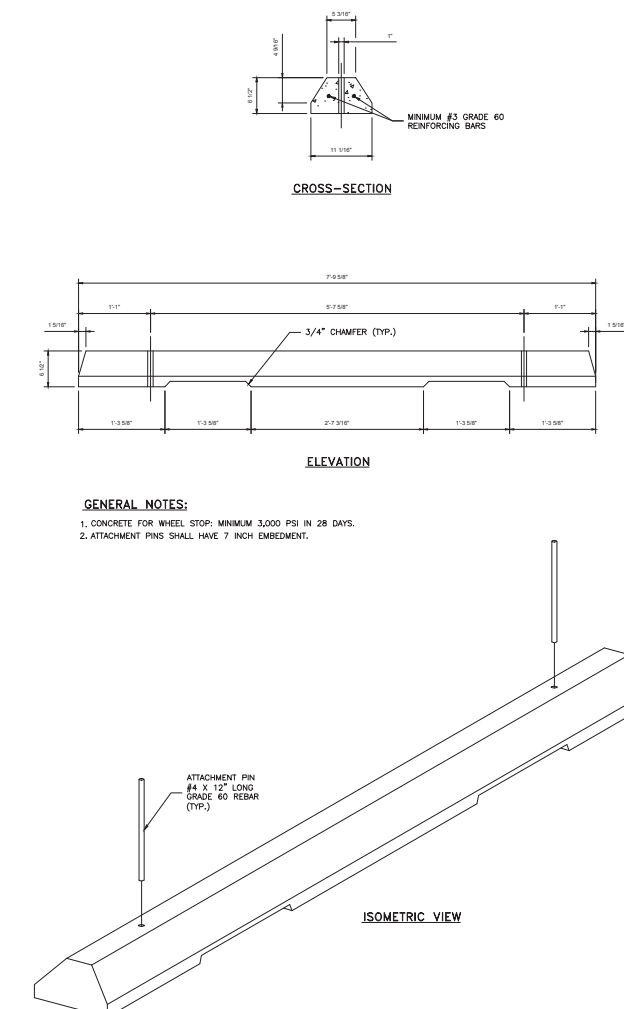
⑩ Typical Plant Spacing
Not to Scale



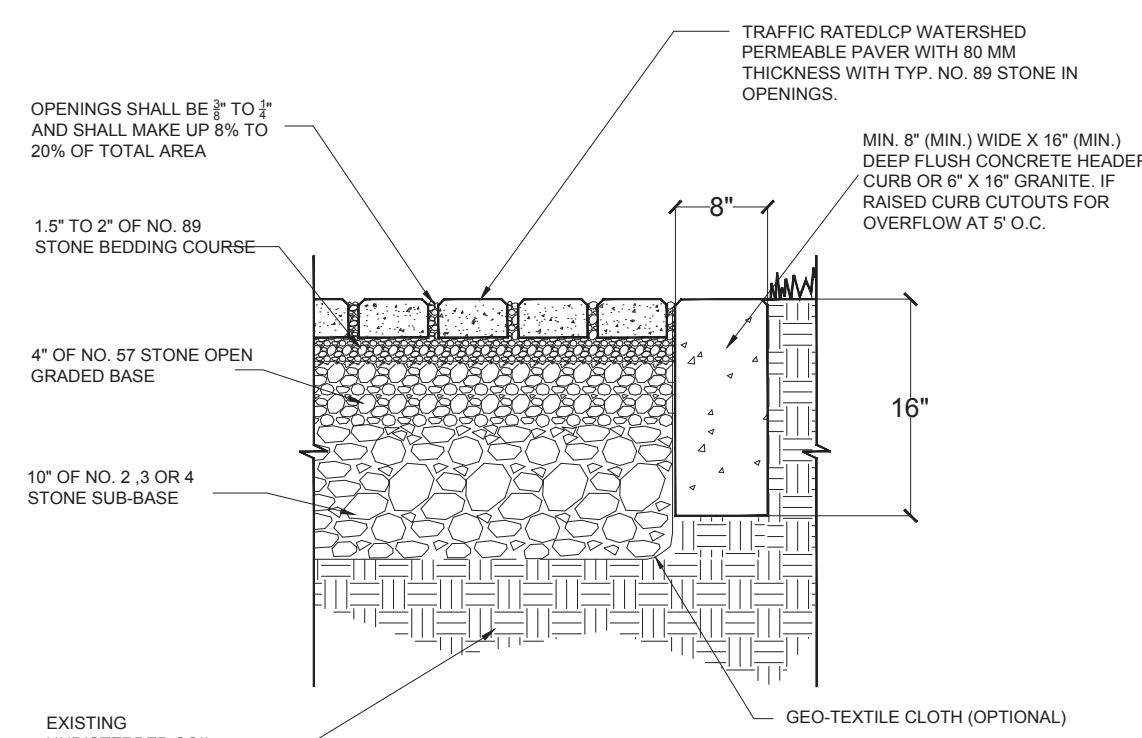
⑪ Tree Protection Fence
Scale NTS



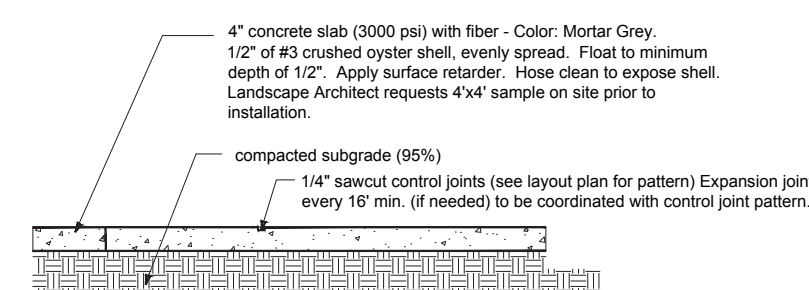
⑫ Metal Edge
Scale NTS



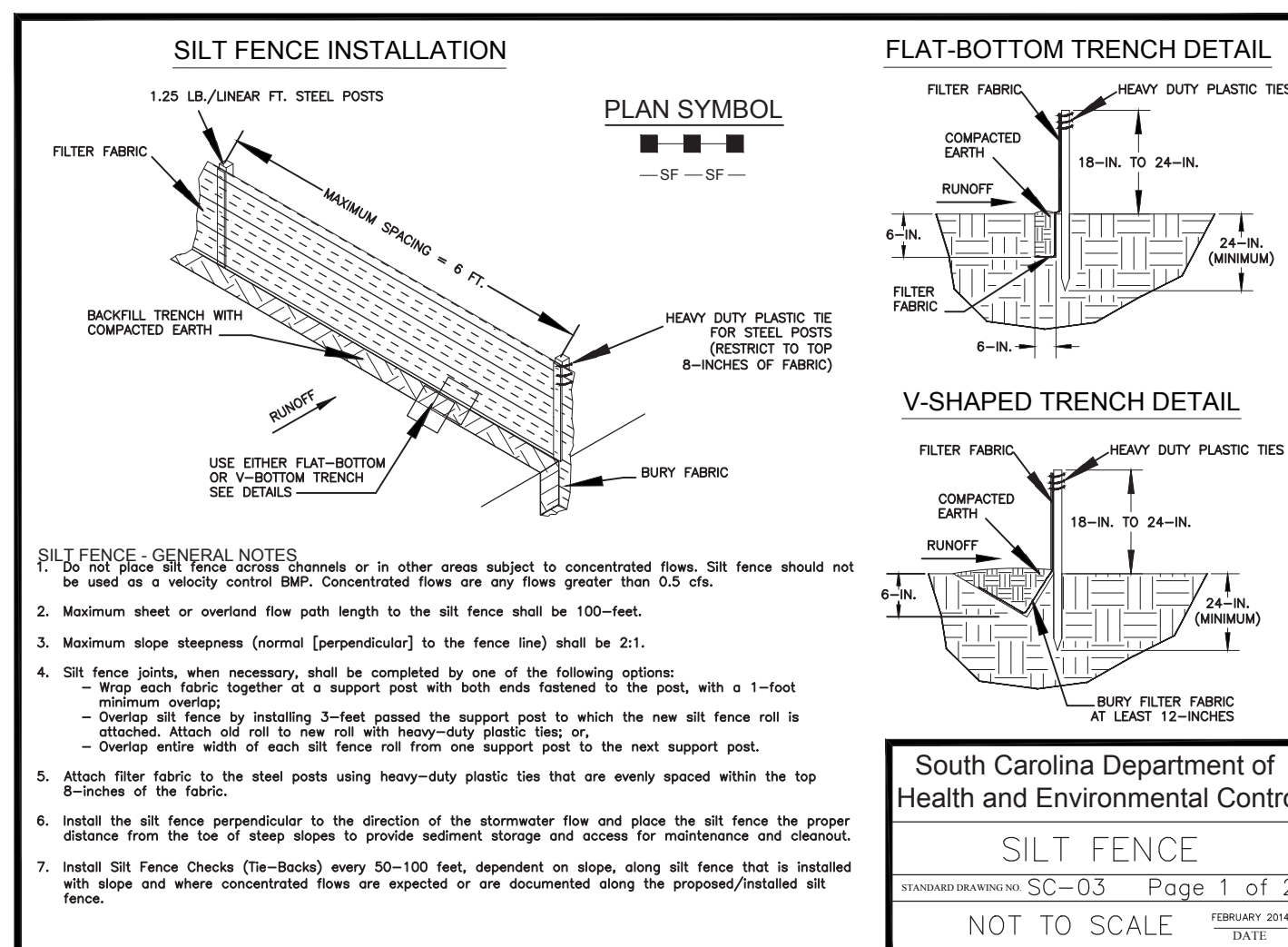
⑬ Concrete Wheel Stop
Scale NTS



⑭ LC PAVER "WATERSHED" PERMEABLE PAVER
Scale NTS



⑮ Oyster Shell Tabby Landings & Pathway
Scale NTS



⑯ Silt Fence
Scale NTS

DESIGN NOTES:

1. DEPTH OF SUBBASE SUBJECT TO SITE SPECIFIC HYDRAULIC AND STRUCTURAL REQUIREMENTS. CONTACT BELGARD COMMERCIAL FOR DESIGN ASSISTANCE.
2. PAVER DIMENSIONS SUBJECT TO ASPECT AND PLAN RATIO REQUIREMENTS BASED ON TRAFFIC LOADING.
3. GEOTECHNICAL ENGINEER NEEDS TO BALANCE STRUCTURAL STABILITY AND SOIL INFILTRATION WHEN RECOMMENDING SUBGRADE CONDITIONS.
4. WHERE FILTRATION GEOTEXTILE IS USED, VERIFY WITH THE MANUFACTURER THAT THE MATERIAL IS NOT SUBJECT TO CLOGGING AND MEETS THE REQUIREMENTS OF AASHTO M-288.
5. ASTM NO. 2 STONE MAY BE SUBSTITUTED FOR NO. 3 OR NO. 4 STONE.
6. STRICTLY PEDESTRIAL APPLICATIONS MAY SUBSTITUTE BASE/SUBBASE LAYERS WITH ONE 6" BASE LAYER OF ASTM NO. 57.
7. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER.



Model: Hydrashed Classic Brick Style Permeable Pavers - 60mm

Finish: Tabby
Color: Battery Gray
Pattern: Running Bond
Size: 7 7/8" x 3 7/8"

Manufacturer Info:
Name: Lowcountry Paver
Address: 535 Stoney Road
Hartsville, SC 29527
Phone: (888) 740-2534
Website: www.lowcountrypaver.com
Or Approved Equal

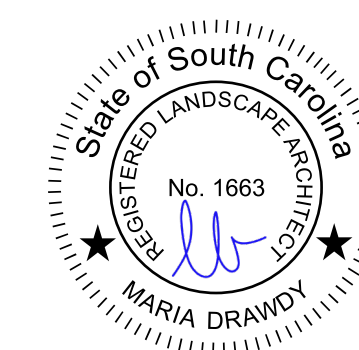
PLANTING & HARDSCAPE DETAILS

For

Eric & Olympia Friedlander

67 Green Street Lot 1A & Lot 1B
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South Carolina Department of
Health and Environmental Control

SILT FENCE

STANDARD DRAWING: SC-03 Page 1 of 2

NOT TO SCALE

FEBRUARY 2014
DATE